

## *Board of County Commissioners*

# Public Hearings

August 22, 2023



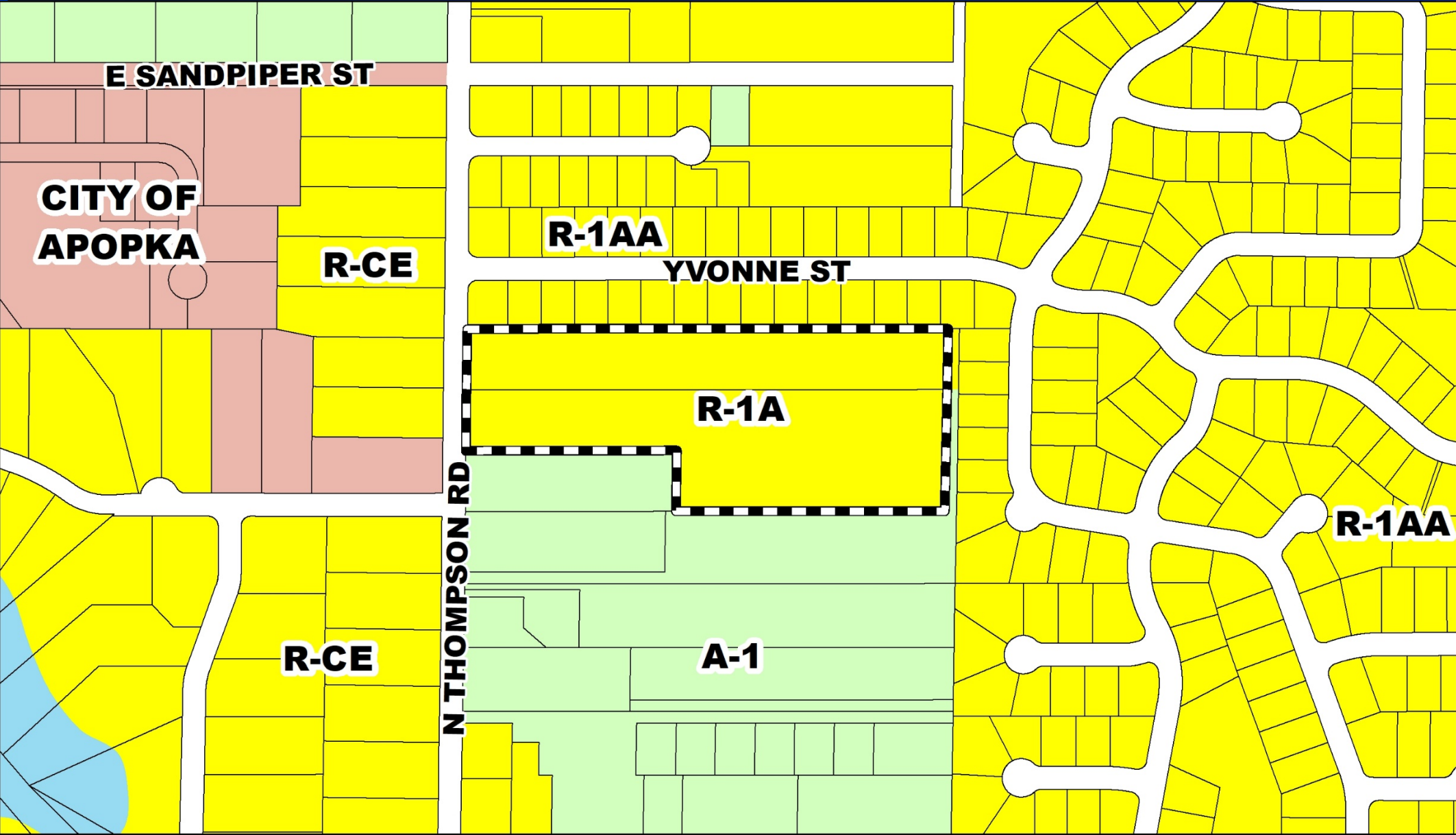
# Thompson Heights Preliminary Subdivision Plan

<b>Case:</b>	PSP-22-01-006
<b>Project Name:</b>	Thompson Heights Preliminary Subdivision Plan
<b>Applicant:</b>	Geoffrey L. Summitt, GL Summitt Engineering, Inc.
<b>District:</b>	2
<b>Location:</b>	Generally located north of Votaw Rd, and east of Thompson Rd.
<b>Acreage:</b>	11.65 gross acres
<b>Request:</b>	To subdivide 11.65 acres, to construct 26 single-family residential dwelling units.



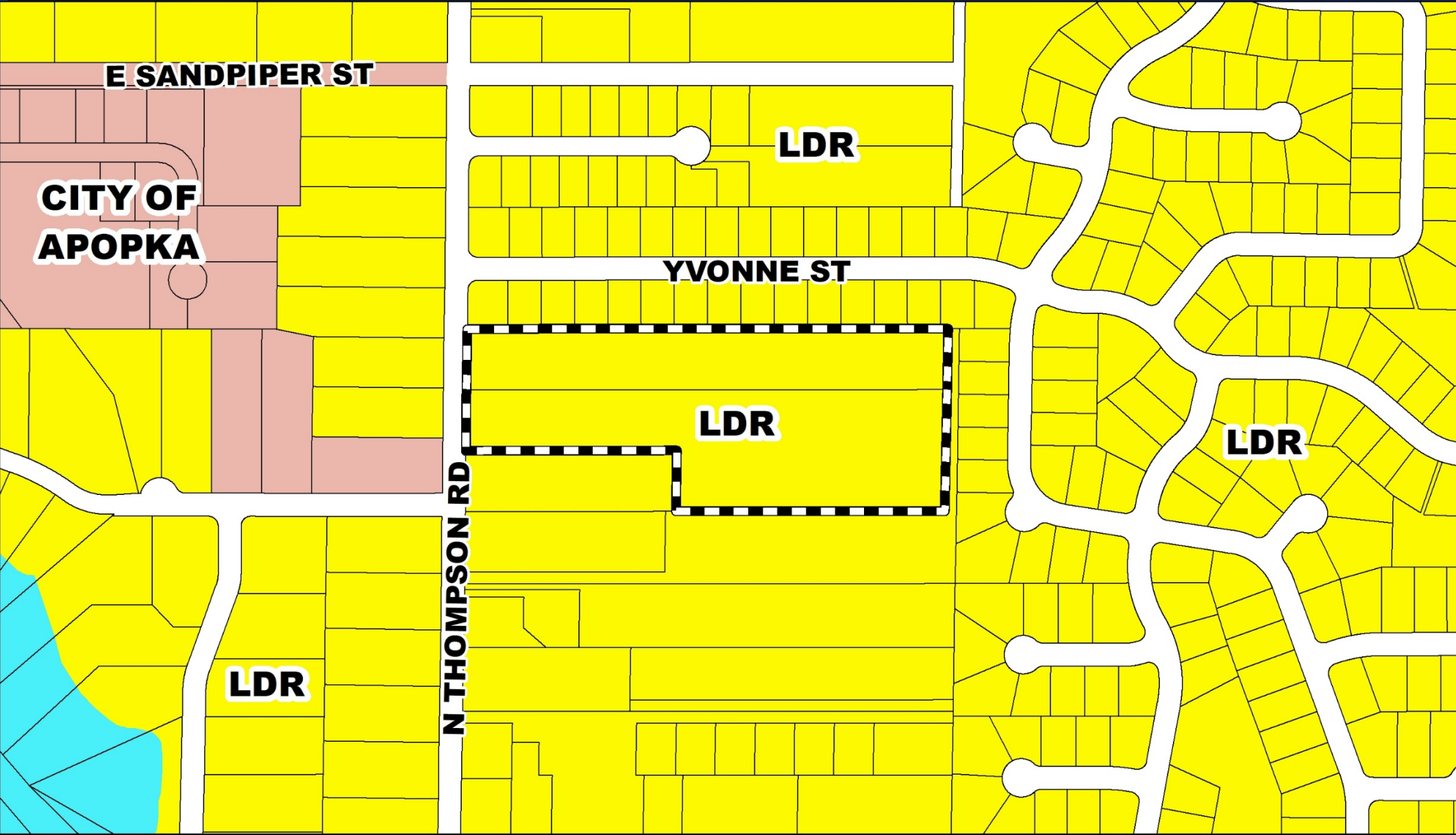
# Thompson Heights Preliminary Subdivision Plan

## Future Land Use Map





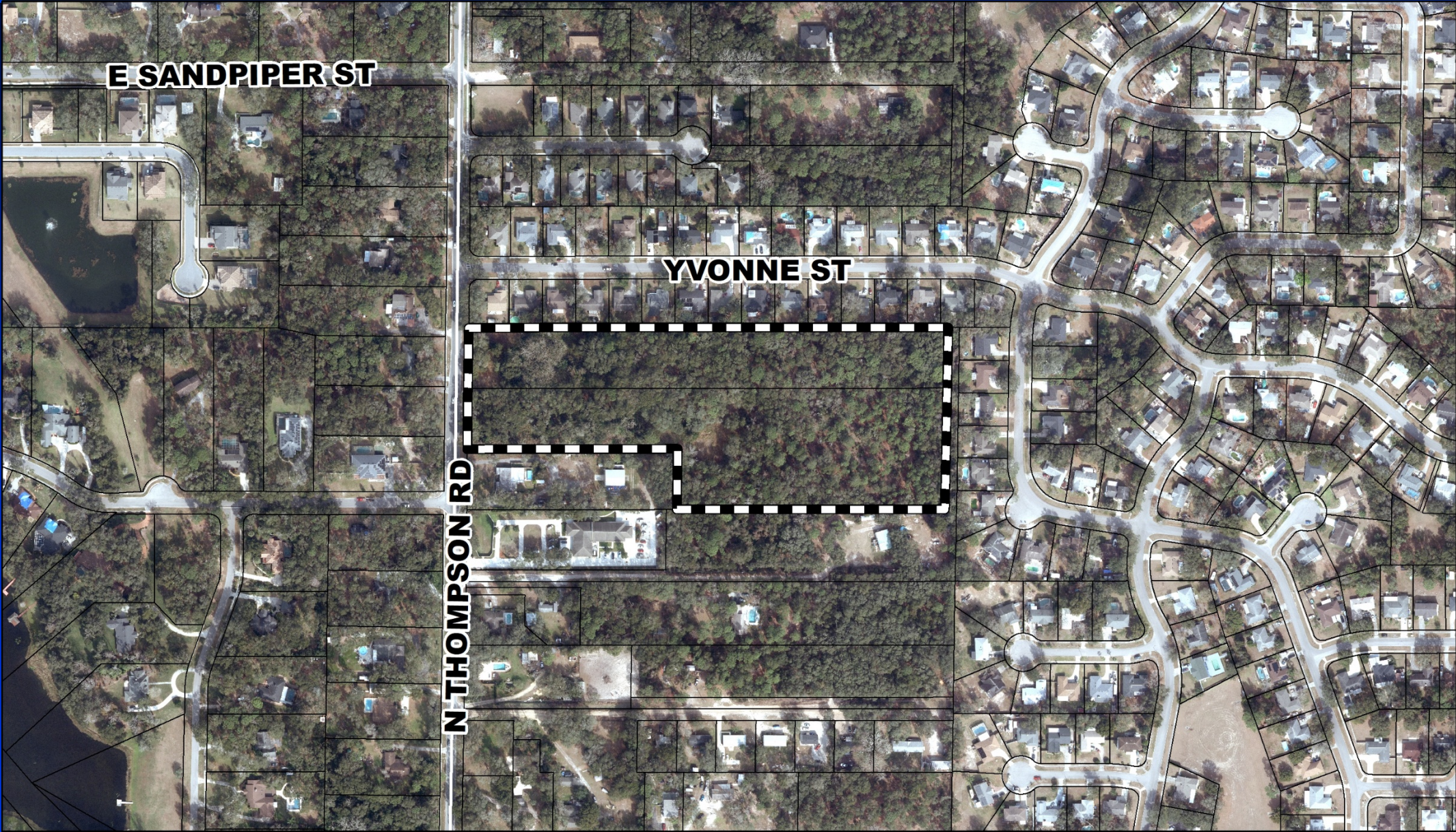
# Thompson Heights Preliminary Subdivision Plan Zoning Map







# Thompson Heights Preliminary Subdivision Plan Aerial Map







**G L SUMMITT**  
—ENGINEERING INC.—  
Office: Lake Mary  
3667 Simonton Place  
Lake Mary, Florida 32746  
phone: 407-323-0705  
fax: 407-992-8650  
[www.GLSum.com](http://www.GLSum.com)

Thompson Heights, LLC  
6 Ambrose Lane  
-----  
South Barrington, IL 60001

Thompson Road  
Subdivision  
Orange County, Florida

# Preliminary Subdivision Plan

## Overall Site Plan

Date: June 14, 2023  
PL Registration #58775

		Revisions	
	No.	Enr A	(B) Enr B
1	enrA1		
2	enrA2		
3	enrA3		
4	enrA4		
5	enrA5		
6	enrA6		
7	enrA7		
8	enrA8		
9	enrA9		
10	enrA10		

SHEET NUMBER  
4 OF 21



## Thompson Heights Preliminary Subdivision Plan Revised Condition

14. So long as the development lies in the City of Apopka's Territorial Area under the City of Apopka/Orange County Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement, the development shall connect to central water and wastewater service from the City of Apopka. Otherwise, the development shall connect to Orange County's central water and wastewater service.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Thompson Heights PSP dated “Received July 6, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report , with the revised Condition #14**

**District 2**



# Buena Vista Commons Planned Development/Land Use Plan

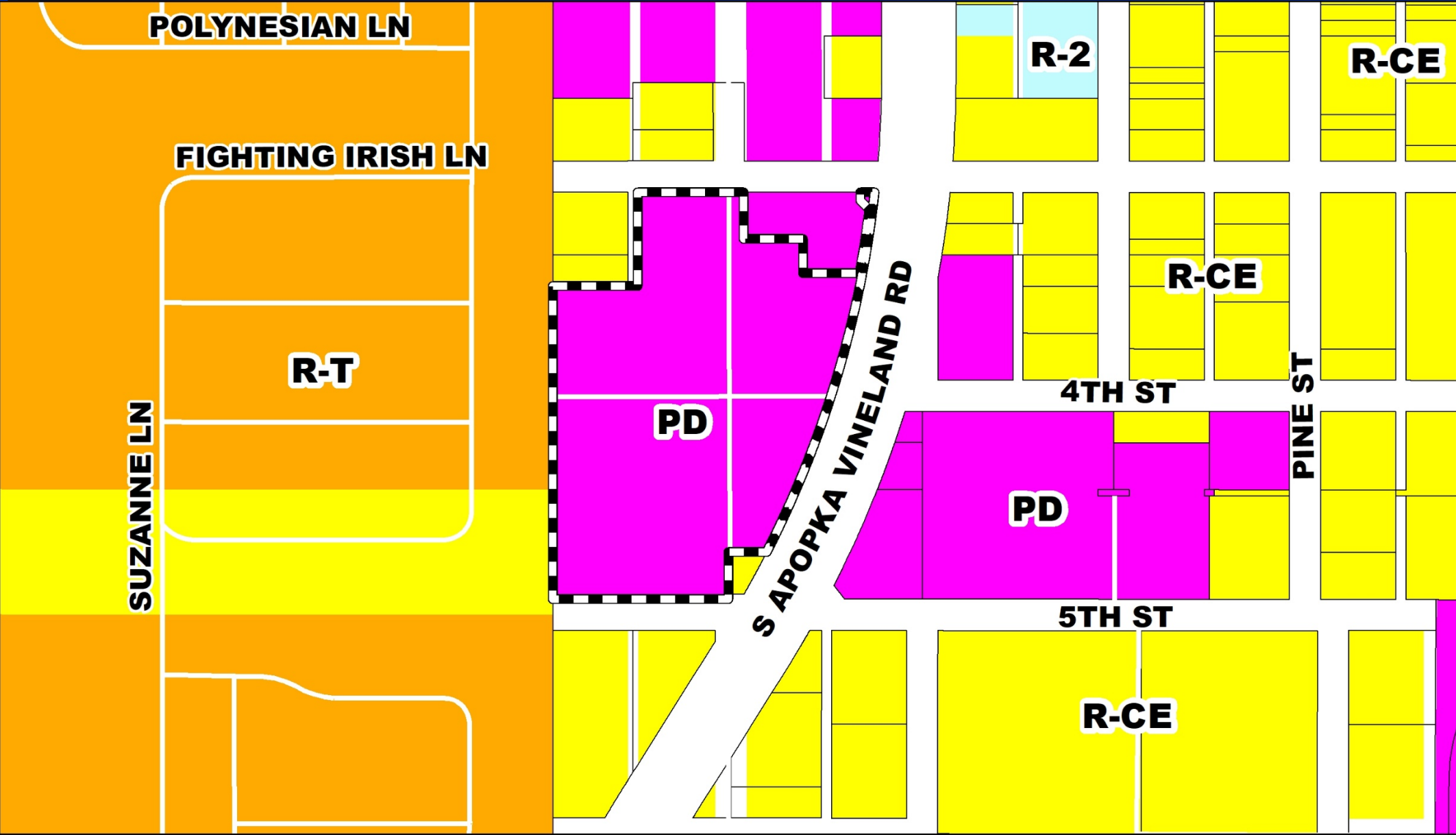
<b>Case:</b>	CDR-23-02-070
<b>Applicant:</b>	Joseph Kovecses, Lowndes Law Firm
<b>District:</b>	1
<b>Location:</b>	Generally located West of S. Apopka Vineland Road, south of Daryl Carter Parkway, and north of Lake Street.
<b>Acreage:</b>	8.52 gross acres (overall PD) 5.47 gross acres (affected area)
<b>Request:</b>	A Change Determination Request (CDR) to add private school as a permitted use.





# Buena Vista Commons Planned Development/Land Use Plan

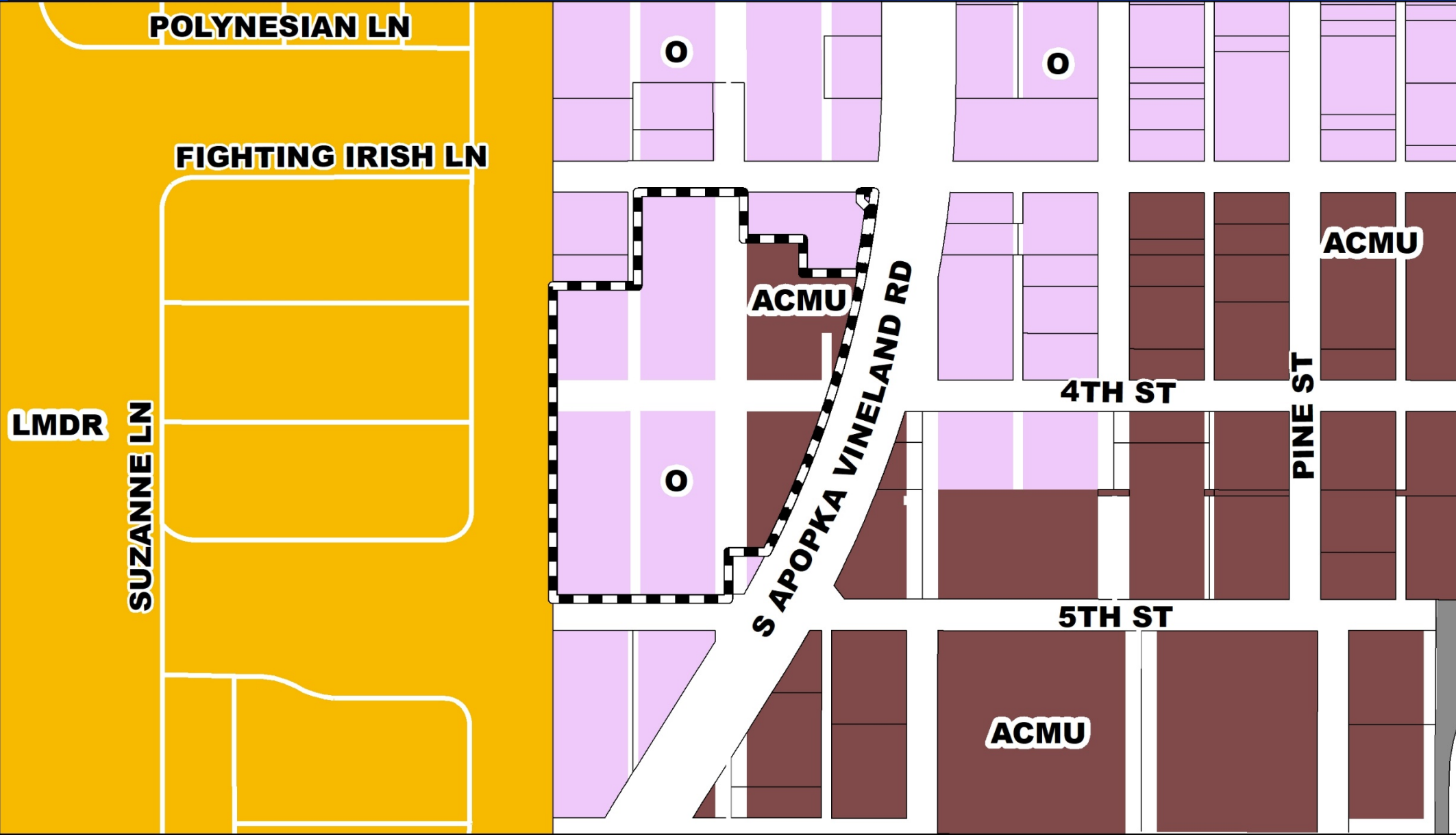
## Future Land Use Map





# Buena Vista Commons Planned Development/Land Use Plan

## Zoning Map

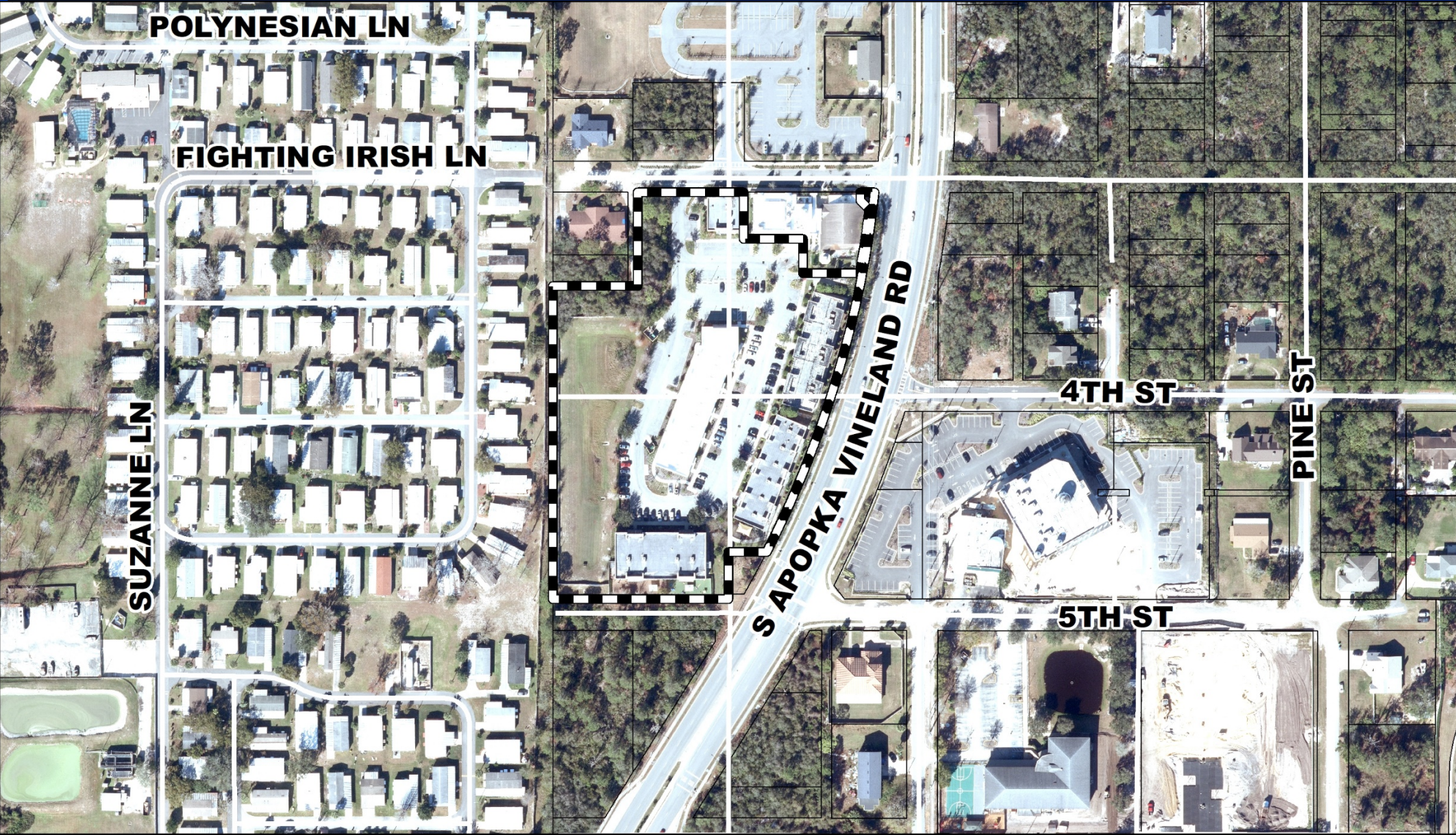






# Buena Vista Commons Planned Development/Land Use Plan

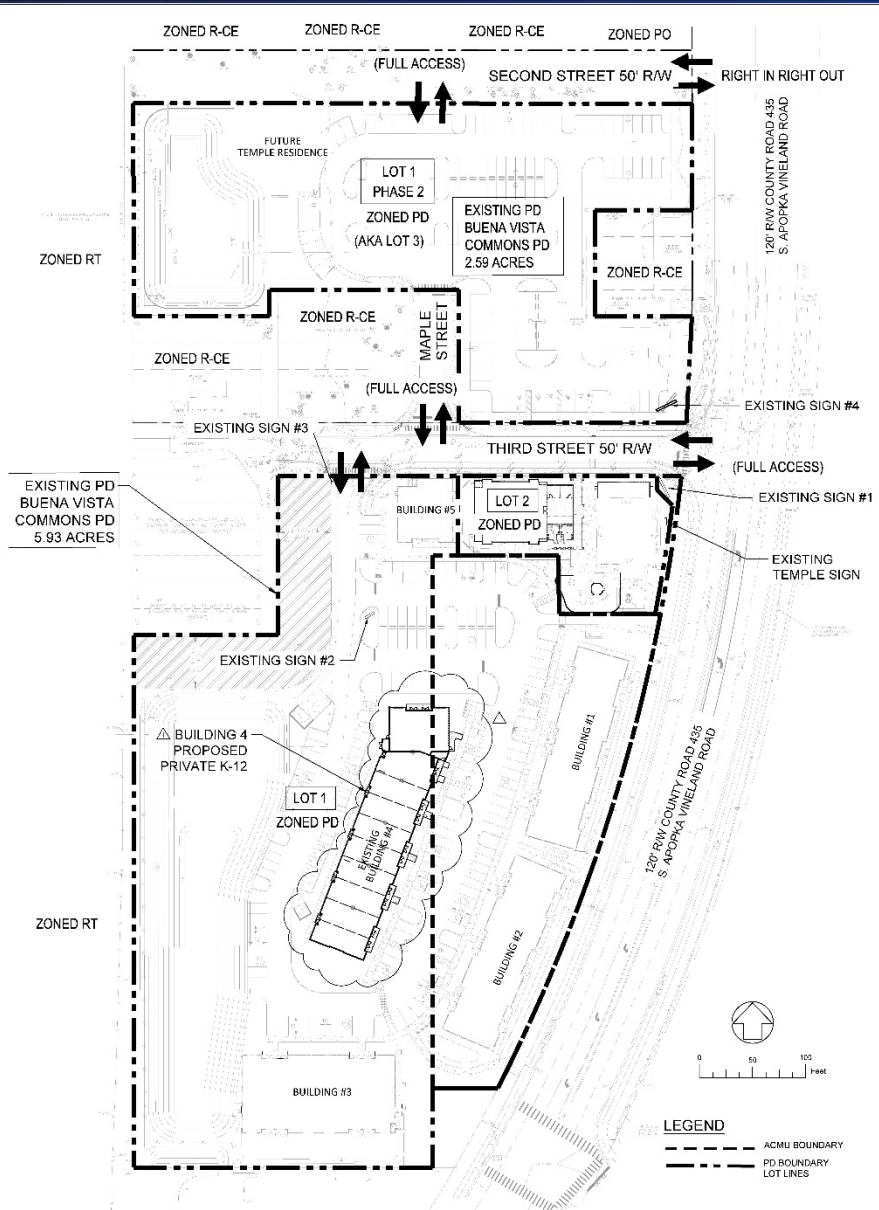
## Aerial Map







# Buena Vista Commons Planned Development/Land Use Plan Overall Land Use Plan



## BUENA VISTA COMMONS PD - LAND USE PLAN (AMENDMENT)

CASE NUMBER: CDR-23-02-070

REQUEST TO AMEND THE CURRENT LAND USE PLAN TO PERMIT A PRIVATE SCHOOL (K-12) FOR BUILDING 4 ON LOT 1 (PARCEL 15-24-28-1080-01-000) OF THE BUENA VISTA COMMONS PD



VICINITY MAP  
N.T.S.

### INDEX OF SHEETS

- LUP0.0 COVER SHEET
- LUP1.0 LAND USE PLAN
- LUP2.0 CONDITIONS OF APPROVAL
- LUP3.0 MASTER SIGN PLAN

### BUENA VISTA COMMONS PD:

- LOT 1: 15-24-28-1080-01-000
- LOT 2: 15-24-28-1080-02-000
- LOT 3: 15-24-28-1079-01-000

### EXISTING PD DESCRIPTION (LOTS 1 AND 2)

ALL OF BLOCK 58 AND A PORTION OF BLOCKS 57, 59 AND 60, TOGETHER WITH PORTIONS OF ROAD RIGHTS-OF-WAY AND ALLEYS LYING WITHIN AND BETWEEN SAID BLOCKS, ORANGE CENTER, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°42'49"E ALONG THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 828.24 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 58 FOR A POINT OF BEGINNING; THENCE N00°02'23"W ALONG THE WEST LINE OF BLOCKS 58 AND 59 A DISTANCE OF 314.62 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 55 OF SAID PLAT OF ORANGE CENTER; THENCE S80°57'39"E ALONG THE NORTH LINE OF LOT 16, BLOCK 55 OF SAID PLAT OF ORANGE CENTER AND ITS EASTERLY EXTENSION A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 55 OF SAID PLAT OF ORANGE CENTER; THENCE N00°02'23"W A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 65 OF SAID PLAT OF ORANGE CENTER AND THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET; THENCE S81°57'39"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 376.47 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD ALSO KNOWN AS COUNTY ROAD 435 PER OFFICIAL RECORDS BOOK 3383, PAGE 1966, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1667.89 FEET, A CHORD BEARING OF S18°42'30"W, A CHORD DISTANCE OF 600.22 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°43'55", A DISTANCE OF 103.51 FEET TO A POINT ON THE SOUTH LINE OF LOT 16, BLOCK 57 OF SAID PLAT OF ORANGE CENTER; THENCE N89°57'39"W ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 81.51 FEET; THENCE S00°02'23"E A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE N89°57'39"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 281.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 58 OF SAID PLAT OF ORANGE CENTER AND WEST LINE OF SAID BLOCK 58; THENCE N00°02'23"W ALONG SAID WEST LINE A DISTANCE OF 185.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 258,258 SQUARE FEET OR 5.929 ACRES MORE OR LESS.

### EXISTING PD DESCRIPTION (LOT 1)

BUENA VISTA COMMONS PHASE 2 84444 LOT 1

CONTAINS: 2.59 ACRES MORE OR LESS.

### DEVELOPER:

KARAM DUGGAL  
8610 BOW COURT  
ORLANDO, FL 32836  
TEL: 407-363-4718  
E-MAIL: RHCAKD@GMAIL.COM

### CIVIL ENGINEER:

TERRA-MAX ENGINEERING, INC.  
MONTAZ BARQ, P.E.  
1507 SOUTH HAWASSEE ROAD, SUITE 211  
ORLANDO, FL 32835  
TEL: 407-578-2763  
E-MAIL: BARQMM@TERRAMAXINC.COM

### APPLICANT:

THE CRENSHAW SCHOOL, INC.  
DANIELA ARIN  
PO BOX 11159  
WINDERMERE, FL 34786  
TEL: 321-888-6346  
E-MAIL: DANIELA@CRENSHAWSCCHOOL.COM

### SURVEYOR:

SHANNON SURVEYING, INC.  
JAMES SHANNON  
899 NORTH S.R. 434 - SUITE 2155  
ALTA MONTE SPRINGS, FL 32714  
TEL: 407-774-8372  
E-MAIL: SHANNONSURV@AOL.COM

**TME**  
TERRA-MAX ENGINEERING, INC.  
1507 S. HAWASSEE ROAD, SUITE 211  
ORLANDO, FLORIDA 32835  
TEL: (407) 578-2763 FAX: (407) 578-2363  
VERTICAL DATUM: NAVD 88

NO.	REVISIONS	DATE	BY
1	ADD CITY COMMENTS	02/14/2023	MMB
2			
3			
4			
5			
6			
7			
8			
9			
10			

**THE CRENSHAW SCHOOL**  
11444 SOUTH APOPKA VINELAND ROAD  
ORANGE COUNTY, FLORIDA

**SEAL**  
MONTAZ BARQ, P.E.  
No. 48024  
PE #48024  
Terra-Max Engineering COA #26002

COVER SHEET  
LUP0.0



## Buena Vista Commons Planned Development/Land Use Plan Revised Condition

**14.b. With the exception of Buildings 1 and 2, development shall be limited to Professional Office (PO) uses and the following four (4) uses: Church, Restaurant (no drive-thru), Community Center, Fitness Center, Martial Arts and Miscellaneous Aerobic Type Instruction; Building 4 uses shall include Private Schools (kindergarten, elementary, middle, junior high and high school).**





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the Buena Vista Commons Planned Development / Land Use Plan (PD/LUP) dated “Received May 3, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report , with the revised Condition #14B**

**District 1**



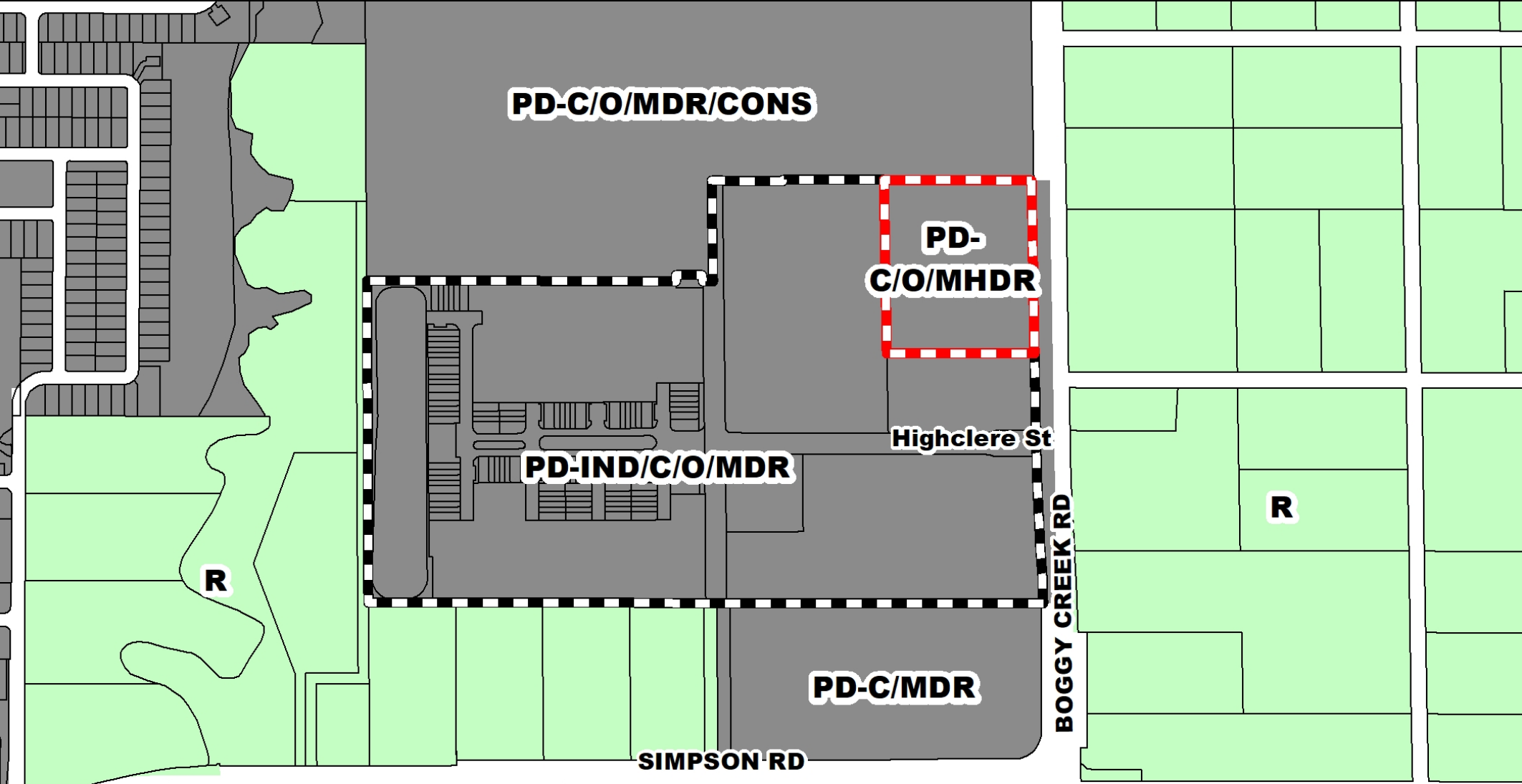
# Tyson Ranch Planned Development/Land Use Plan Amendment

<b>Case:</b>	LUPA-22-08-278
<b>Applicant:</b>	Thomas Daly, Daly Design Group
<b>District:</b>	4
<b>Location:</b>	Generally located west of Boggy Creek Road, south of State Road 417 and north of Simpson Road.
<b>Acreage:</b>	73.81 acres (existing PD) 8.49 acres (addition) 82.31 acres (new total)
<b>To:</b>	A-2 (Citrus Rural District)
<b>From:</b>	PD (Planned Development District)
<b>Request:</b>	<p>A request to rezone 8.49 acres from A-2 (Farmland Rural District) into the existing adjacent Tyson Ranch Planned Development (PD) and add 325 multi-family units to PD Parcel 2.</p> <p>In addition, two (2) waivers are requested:</p> <ol style="list-style-type: none"><li>1. A waiver from Section 38-1258(d) to allow 5-story (93' height) multi-family buildings within PD Parcel 2, in lieu of 3-stories and 40' in height.</li><li>2. A waiver from Section 38-1254(2)(c) to allow a minimum 25' building setback from Boggy Creek Road right of way in lieu of 50' pursuant to Orange County Code</li></ol>



# Tyson Ranch Planned Development/Land Use Plan Amendment

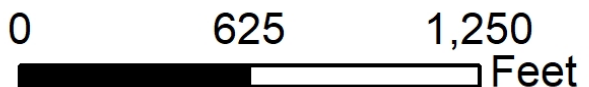
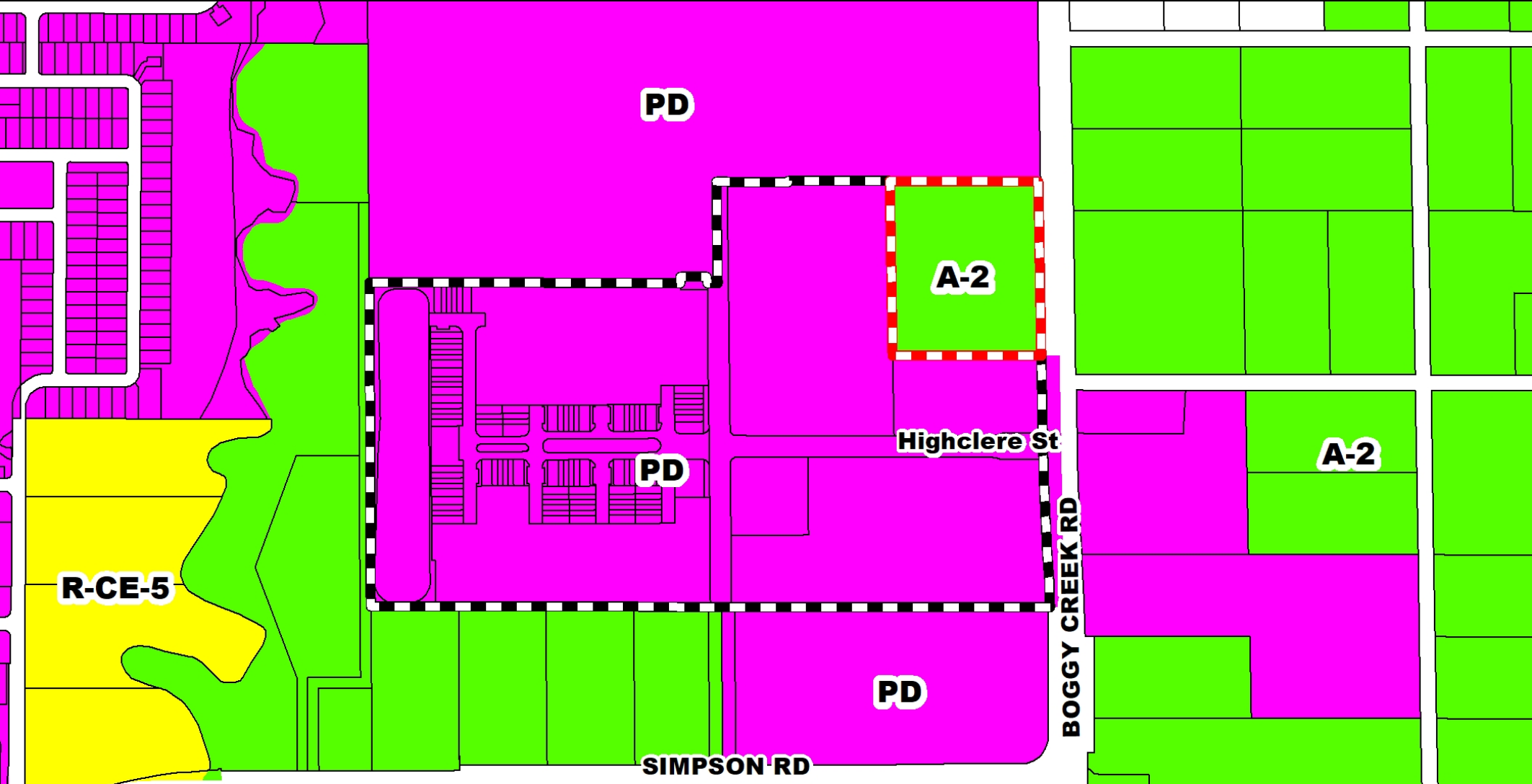
## Future Land Use Map



Orange / Osceola County Boundary



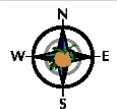
# Tyson Ranch Planned Development/Land Use Plan Amendment Zoning Map



Existing PD

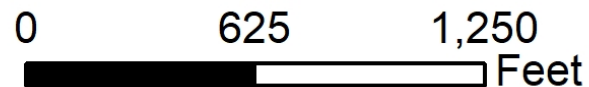
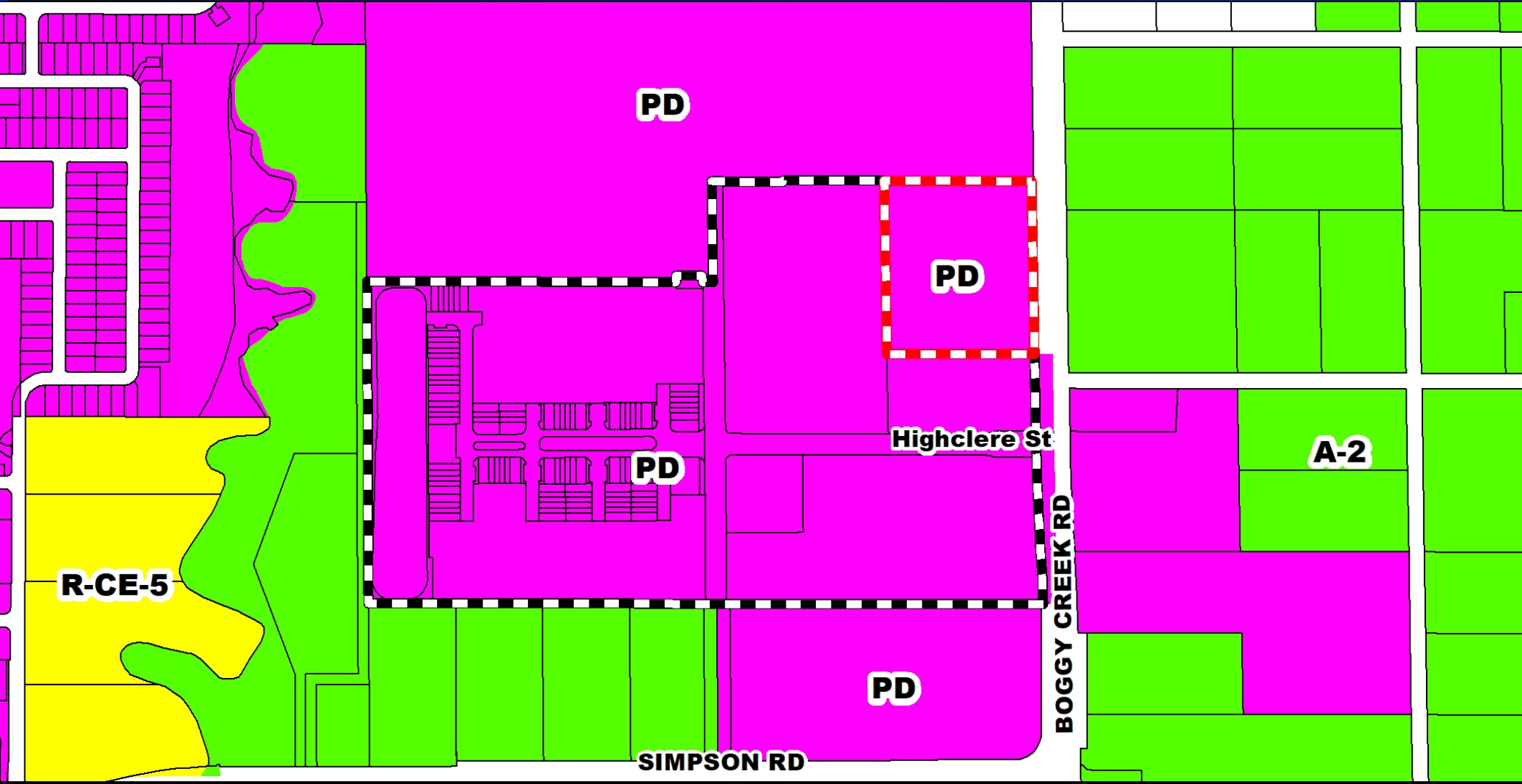


Added Property





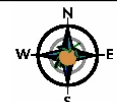
# Tyson Ranch Planned Development/Land Use Plan Amendment Proposed Zoning Map



Existing PD



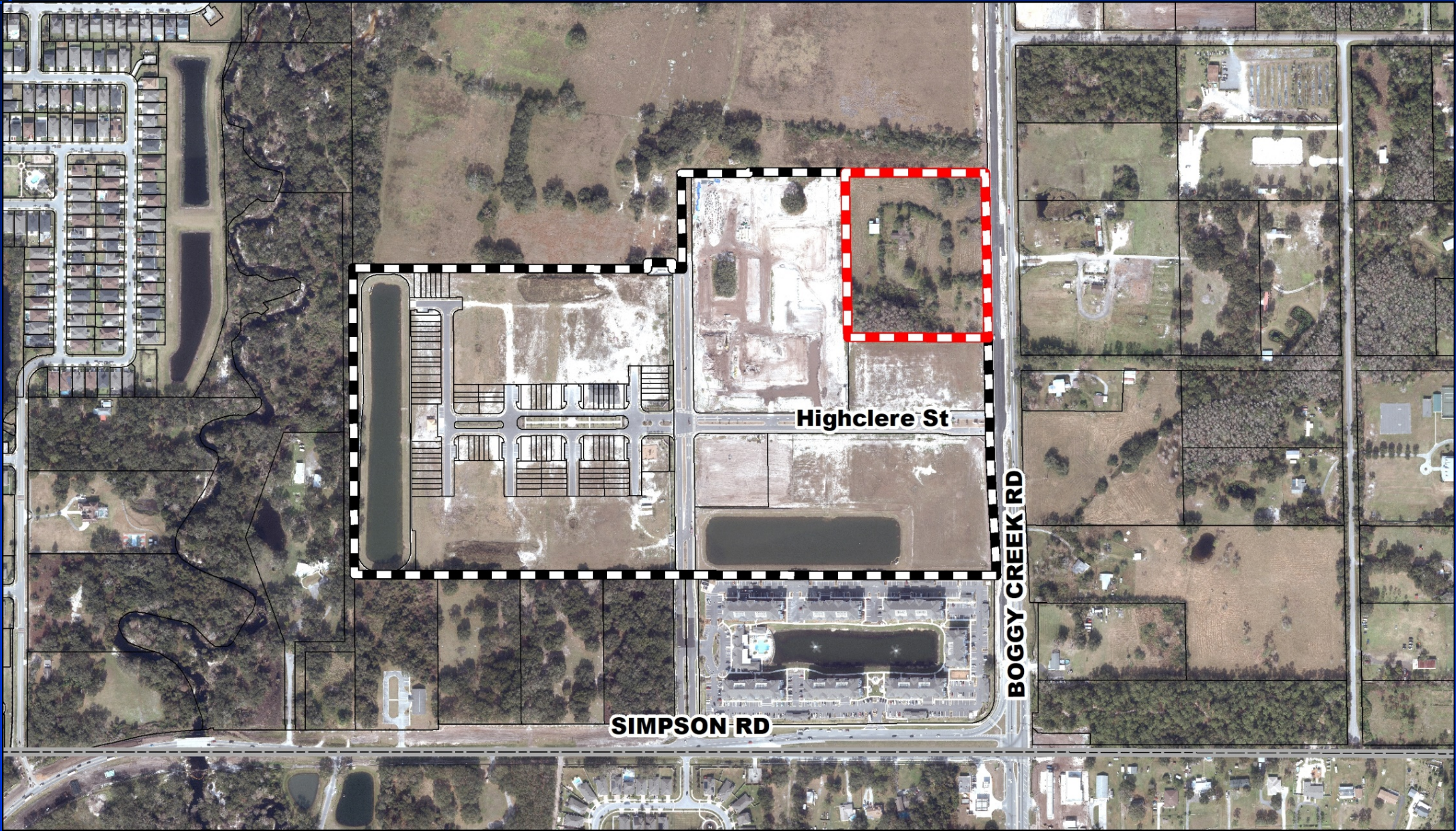
Added Property



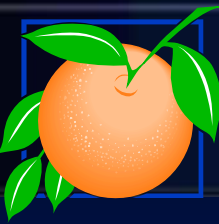




# Tyson Ranch Planned Development/Land Use Plan Amendment Aerial Map

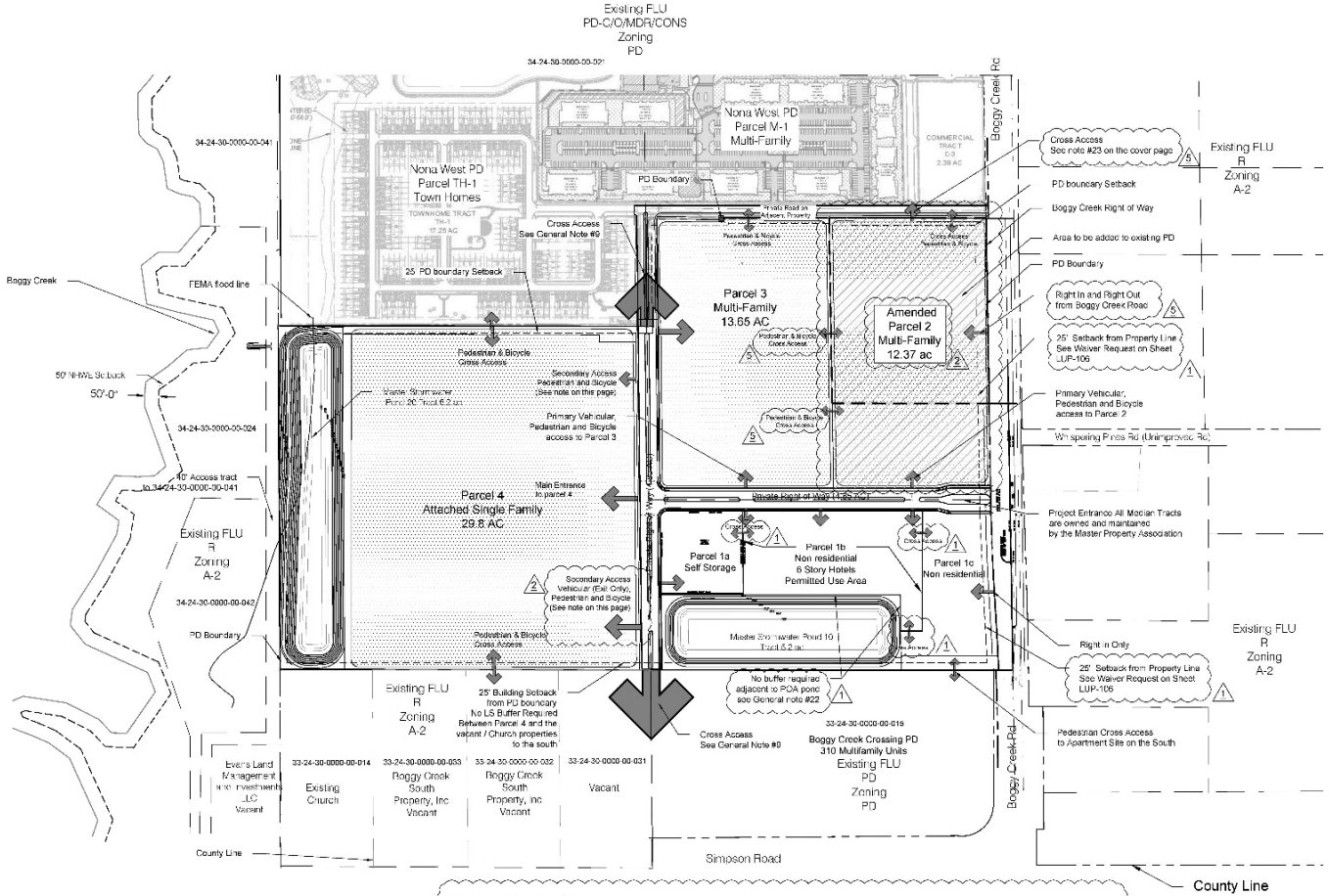






# Tyson Ranch Planned Development/Land Use Plan Amendment

## Overall Land Use Plan



**Parcel 4 Access:**

- One (1) Primary vehicular access point (Main Entrance) shall be provided as shown on this Land Use Plan to the north / south road.
- Two (2) Secondary access points (Pedestrian and Bicycle) from parcel 4 to the north / south road will be provided as shown in this plan. One (1) of the secondary access points shall also provide secondary vehicular (Exit Only) to the north / south road. The exact location and configuration of these secondary access points will be determined at the review of the preliminary subdivision plan for parcel 4.

- Approvals for Tyson Ranch PD:**
- A Mass Grading and Arbor Permit was approved for this site DP# 18-10-341.
  - A PSP infrastructure permit was approved for this site. PSP# 19-05-181.
  - A PSP / DP plan was approved for Parcel 4. PSP# 20-05-137.
  - A CEA was approved (OC-18-008).
  - A CAD application was approved with Orange County EPD. CAD# 15-09-117. All wetlands have been classified as class III.
  - Orange County Conservation Area Impact Permit CAI-16-01-000 was approved on November 16, 2016 to remove the Class III wetlands and Surface waters on site.
  - Change Determination to permit 4-story multi-family on parcel 3 was approved CDR# 21-05-164
  - Change Determination to permit screen enclosures 0' from side lot line on parcel 4 only was approved CDR# 22-03-079
  - Development Plan for a Self Storage use on a portion of Parcel 1 was approved DP# 21-11-355



day design group inc.

Land Use Plan  
Land Use Plan Amendment  
Tyson Ranch PD  
Orange County, Florida



PROJECT NO.  
1228  
DATE  
11-2007  
DATE  
AUG 22  
SHEET



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Tyson Ranch Planned Development / Land Use Plan (PD/LUP) dated “Received March 9, 2023”, subject to the conditions listed under the PZC Recommendation in the Staff Report.**

**District 4**



## *Board of County Commissioners*

# Public Hearings

August 22, 2023